



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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**PLANNING AND ZONING COMMISSION
REGULAR MEETING AGENDA
MONDAY, JANUARY 28, 2019, 7:00 P.M.
TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT**

I. CALL TO ORDER:

II. PUBLIC COMMENTS (ON NON-AGENDA ITEMS):

III. PUBLIC HEARING(S):

1. Z201824 – Ellington Planning and Zoning Commission for proposed amendment to Ellington Zoning Regulation Table 4.1 Permitted Uses & Uses Requiring Special Permit – Commercial & Industrial Zones to require special permit for Auto, Limited Repairer License; Glass Fabrication & Installation; Ice Manufacture – Storage & Sale; Jewelry Manufacture; Optical & Scientific Instrument Manufacture; Plumbing & Heating: Sales, Service, Storage; Public Garage, Bus, Taxi Service, Rentals; Radio and Television Studios; Retail Business; Theater, Indoors In Building; Wholesale, Business. *(Continued from December 17, 2018)*
2. Z201827 - Fly Boys Ink, LLC owner/applicant, request for a Special Permit pursuant to Section 7.9 – Rear Lot Requirements associated with a two lot subdivision for the construction of a single family home at 240 Jobs Hill Road, APN 139-002-0000, in a RAR (Rural Agricultural/Residential) Zone. *(Request is present to postpone opening of hearing)*
3. S201804 – Fly Boys Ink, LLC owner/applicant, request for a two lot subdivision (one existing, one new) at 240 Jobs Hill Road, APN 139-002-0000, in a RAR (Rural Agricultural/Residential) Zone. *(Request is present to postpone opening of hearing)*
4. Z201825 – Kimberly Sullivan, owner/applicant, request for a Special Permit pursuant to Section 7.9 – Rear Lot Requirements associated with a re-subdivision for the construction of a single family home at 78 Hoffman Road, APN 120-026-0001, in a RAR (Rural Agricultural/Residential) Zone. *(Notice requirements met, hearings may commence)*
5. S201805 – Kimberly Sullivan, owner/applicant, request for re-subdivision for 1 additional lot at 78 Hoffman Road, APN 120-026-0001, in a RAR (Rural Agricultural/Residential) Zone. *(Notice requirements met, hearings may commence)*
6. Z201826 – Al-Noor Islamic Center, owner/ Mohammed Fayazuddin, applicant, request for a Special Permit for a restaurant located at 4 West Road, APN 012-005-0000, in a C (Commercial) Zone. *(Notice requirements met, hearings may commence)*

IV. OLD BUSINESS:

1. Review and discuss draft Route 83 Interior Circulation Plan. *(Continued from December 17, 2018)*

V. NEW BUSINESS:

1. Z201901 – Andrew, Gregory & Philip Gale, owner/ Holden Brothers, LLC, applicant, request for Special Permit and Site Plan Approval for Earth Excavation and Soil Erosion and Sediment Control Certification for approximately twelve (12) acres of 90 Green Road, APN 118-001-0000, in a RAR (Rural Agricultural/Residential) Zone. **(RECEIPT AND SCHEDULING OF HEARING)**

VI. ADMINISTRATIVE BUSINESS:

1. Approval of the December 17, 2018 Regular Meeting Minutes.
2. Status of comprehensive review and updates to 2008 Plan of Conservation and Development.
3. Election of Officers.
4. Report from Commission Representative regarding the CRCOG Regional Planning Commission Meeting on January 17, 2019. (Next Meeting: March 21, 2019)
5. Appointment of PZC Representative to serve on the CRCOG Regional Planning Commission for 2019.
6. Correspondence/Discussion:
 - a. Connecticut Land Use Law for Municipal Land Use Agencies, Boards and Commissions Seminar Announcement - March 23, 2019.
 - b. Oakridge Times December 22, 2018 and January 18, 2019.
 - c. Eversource Energy notification of routine vegetation maintenance within electrical right of ways in the Town of Ellington.

VII. ADJOURNMENT:

Note: Next regular meeting is scheduled for February 25, 2019